

**SUPPLEMENT 1 to UPDATE 1**

**TECHNICAL DRAINAGE STUDY**  
**for**  
**Owens Apartments**

**March 2024**

**Prepared For:**

Zenith Engineering  
1980 Festival Plaza Dr., Ste. 450  
Las Vegas, NV 89135  
(702) 866-9535

**Prepared By:**

Reynolds Engineering Co.  
1925 Village Center Cir., Ste. 150  
Las Vegas, NV 89134  
(702) 582-8008

Job No. 23004

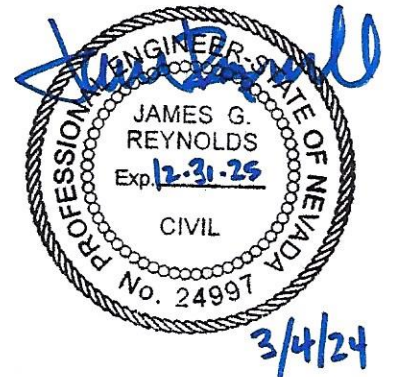
**SUPPLEMENT 1 to UPDATE 1**

**TECHNICAL DRAINAGE STUDY**  
**for**  
**Owens Apartments**

**March 2024**

**Prepared For:**  
Zenith Engineering  
1980 Festival Plaza Dr., Ste. 450  
Las Vegas, NV 89135  
(702) 866-9535

**Prepared By:**  
Reynolds Engineering Co.  
1925 Village Center Cir., Ste. 150  
Las Vegas, NV 89134  
(702) 582-8008



Job No. 23004

# HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

## DRAINAGE STUDY INFORMATION FORM

Name of Development: OWENS APARTMENTS Date: 3/4/24

Location of Development: a) Descriptive (Cross Streets) North/South: LAMB BLVD  
 East/West: OWENS AVE  
 b) Section: 29 Township: 20 SOUTH Range: 62 EAST  
 c) APN : 140-29-101-003

Name of Owner: OWENS 110 LLC CONTACT: KAYLEE CHO  
 Telephone No.: (702) 728-1932 Fax No.: \_\_\_\_\_ E-Mail Address: KAYLEE@KAYLEELASVEGASREALTY.COM  
 Address: 8925 W. FLAMINGO RD., UNIT 308 LAS VEGAS, NV 89147

Contact Person-Name: JAMES G. REYNOLDS, P.E. Telephone No.: (702) 582-8008  
 \* E-Mail Address: JR@REYNOLDSENGINEERING.CO \*\*\*.CO, NOT .COM\*\*\* Fax No.: \_\_\_\_\_  
 Firm: REYNOLDS ENGINEERING CO.  
 Address: 1925 VILLAGE CENTER CIR., STE. 150 LAS VEGAS, NV 89134

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Subdivision Map	<input type="checkbox"/>	Clearing and Grading Only
<input type="checkbox"/>	Parcel Map	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input checked="" type="checkbox"/>	Building Permit		

- Total Owned Land Area: At Site: 2.41 ACRES Being Developed/Disturbed: 2.4 ACRES
- Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area?  Yes\*\*  No
- Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility?  Yes\*\*  No
- Proposed type of development (Residential, Commercial, Etc.): COMMERCIAL
- Approximate upstream land area which drains to the subject site: 91 ACRES
- Has the site drainage been evaluated in the past?  YES  NO If yes, please identify documentation: \_\_\_\_\_
- If known, please briefly identify the proposed discharge point(s) of runoff from the site: EXISTING DRAINAGE EASEMENTS ON ADJACENT RESIDENTIAL LOTS SOUTH OF SITE; CONSISTENT WITH HISTORICAL DRAINAGE PATTERNS
- Briefly describe your proposed schedule for the subject project: ASAP



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

**\*New Required Field**

**\*\*Review and concurrence of the Clark County Regional Flood Control District is required.**

Revision	Date

Local Entity File No. \_\_\_\_\_

REFERENCE:

STANDARD FORM 1

# REYNOLDS ENGINEERING CO.

LAS VEGAS, NEV

March 4, 2024

City of Las Vegas  
Department of Public Works  
Flood Control Section  
495 S Main St, 1st Floor  
Las Vegas, NV 89101

Attn: Tyler Key

**Re: Update 1 to Technical Drainage Study  
Supplement 1  
Owens Apartments (DS 5679)  
Reynolds Engineering Co. Job No. 23004**

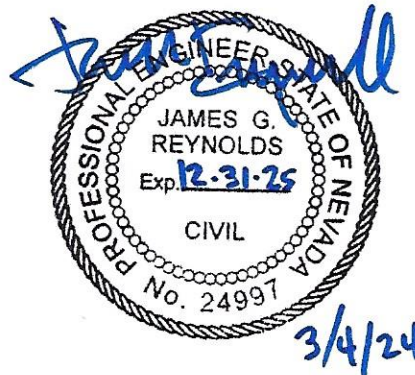
Dear Mr. Key:

This letter certifies that all documents comprising Supplement 1 to Update 1 to the Technical Drainage Study for Owens Apartments provided on CD matches 100% of the hardcopy submittal.

Respectfully submitted,

**Reynolds Engineering Co.**

James G. Reynolds, P.E.  
Principal Civil Engineer



# **REYNOLDS ENGINEERING CO.**

LAS VEGAS, NEV

March 4, 2024

City of Las Vegas  
Department of Public Works  
Flood Control Section  
495 S Main St, 1st Floor  
Las Vegas, NV 89101

Attn: Tyler Key

**Re: Update 1 to Technical Drainage Study  
Supplement 1  
Owens Apartments (DS 5679)  
Reynolds Engineering Co. Job No. 23004**

Dear Mr. Key:

As requested in your e-mail dated February 29, 2024, which has been attached to this submittal, grading plans have been revised with flow line tags in the area between Buildings C and D to show positive drainage southerly. Revised grading plans prepared by Zenith Engineering are attached.

If you have any questions regarding this submittal or require additional information to complete your review, please contact this office.

Respectfully submitted,

**Reynolds Engineering Co.**

James G. Reynolds, P.E.  
Principal Civil Engineer

## James Reynolds

---

**From:** Tyler Key <tkey@LasVegasNevada.GOV>  
**Sent:** Thursday, February 29, 2024 5:52 PM  
**To:** jr@reynoldsenineering.co  
**Cc:** Albert Sung  
**Subject:** Owens Apartments

Good afternoon James,

We are working on the review of the Owens Apartments drainage study, specifically the update to the sidewalk/landscape area between proposed buildings C and D. Could you submit a supplement of the grading plans to show more specific spot elevations along the flow line of this area so that we can ensure positive drainage?

Please let me know if you have any questions regarding this request.

Thank you,

### Tyler Key

Engineering Associate  
Public Works | City Engineering  
Phone 702-229-6733  
495 S. Main St. | Las Vegas, NV 89101



[lasvegasnevada.gov](http://lasvegasnevada.gov)

